

SCOPE OF WORK CEDARS OF LEBANON STATE PARK (OLD CABIN # 13)

Contractor shall furnish all labor, tools, materials, and equipment to remove approximately 1,200 sq ft of sub-flooring to expose the floor joists and remove sheetrock from all walls and ceilings.

Contractor is to remove all bathroom fixtures prior to removing flooring. After new flooring is installed contractor shall re-install all bathroom fixtures to include a new wax ring, flange, bolts, new cut-off valves, supply lines and drain.

Contractor is to remove all floor coverings down to floor joists and sheetrock from ceilings and walls. Contractor is to inspect all electrical wiring to ensure safety and shall notify MTRO staff if there appears to be a problem with electrical. If there is, MTRO will get electrician to make necessary repairs. Work will resume as soon as repairs are made.

Contractor shall make sure joist spans are compliant with relevant edition of IBC by adding beams or decreasing distance between the floor joists. The new floor joists are to be keel dried and repaired to meet the IBC codes.

Contractor is to install 4'x8'x3/4" sheets of tongue & groove Advantech sub-flooring or equal. The sub-flooring shall be fastened according to IBC fastening schedule and apply construction adhesive between floor joists and sub-floor sheathing.

Contractor shall install a 1/2" thick water-resistant cement backer board. The backer board is to be fastened according to manufacture specifications.

Contractor shall install MSI Gridscale # NGRICON1224, Daltile Cascade Ridge #CRO81224HDPLIPV or equal 12"x 12" floor tile. The color will be chosen by the Park.

Contractor is to add wall insulation between studs for a minimum R-11. Contractor shall add blown-in insulation in the attic to achieve a minimum R-30 after new ceilings are installed.

Contractor is to install 1/2" sheetrock on all walls and ceilings using standard drywall screws. Contractor shall install a corner bead on all corners and sheetrock is to be taped, mudded, and sanded for a smooth paintable finish.

Contractor is to install 1" x 6" baseboards, 1/2" shoe mold and 1" x 4" door and window trim.

The new walls and ceilings are to have two coats of Sherwin Williams Duration, Porter Paints Hi-Hide or approved equal. The park shall choose the color from a standard paint chart.

Contractor shall dispose of all trash and debris off of state property.

Contractor shall be responsible to repair or replace all damages to state property that occur during the course of this job.

Contractor shall provide a 1-year workmanship warranty dated from the date of the final inspection.

Contractor shall begin work within 2 weeks ARO and job should be completed within 45 days.